

007.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,000,700 / 1,000,700

ASSESSED:

1,000,700 / 1,000,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
29-31		LAKEHILL AVE, ARLINGTON

Legal Description						User Acct
						6503
						GIS Ref
						GIS Ref
						Insp Date
						02/15/18

OWNERSHIP

Unit #:

Owner 1: REISSIS CONSTANTINE A & JULIE

Owner 2:

Owner 3:

Street 1: 31 LAKEHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PUTNEY SCOTT KENNETH ANN -

Owner 2: SAWYER SUSAN -

Street 1: 8850 ALDERLY COURT

Twn/City: INDIANAPOLIS

St/Prov: IN Cntry

Postal: 46220

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2068 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5382		Sq. Ft.	Site		0	80.	1.08	1									465,168						465,200	

Total AC/HA: 0.12355

Total SF/SM: 5382

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 465,168

Spl Credit

Total: 465,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									10	8	EFP OFFP													
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									14															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																								
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																										
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																									
Color: WHITE	View / Desir:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
GENERAL INFORMATION				OTHER FEATURES				Other																					
Grade: C - Average	Year Blt: 1920	Eff Yr Blt:	Alt LUC:	Frl:	Rating:																								
Jurisdct:	Fact: .	WSFlue:	Rating:	Lvl 2																									
Const Mod:	Lump Sum Adj:	Name:		Lvl 1																									
INTERIOR INFORMATION				CONDOS INFORMATION				Lower																					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Phys Cond: GD - Good	18. %	Totals	RMs: 11	BRs: 5	Baths: 2	HB																					
Sec Int Wall:	Partition: T - Typical	Functional:	%	REMODELING				Exterior:	No Unit	RMS	BRS	FL																	
Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	%	RES BREAKDOWN				Interior:	1	6	3																		
		Special:	%					Additions:	1	5	2																		
		Override:	%					Kitchen:																					
		Total: 18.6 %						Baths:																					
DEPRECIATION				CALC SUMMARY				Plumbing:																					
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 180.00		Adj \$ / SQ: 1.15773702	Const Adj.: 1.03929210	Other Features: 101500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																	
Bsmnt Gar:	Electric: 3 - Typical	Size Adj.: 1.15773702		Adj \$ / SQ: 216.581	Adj Total: 650470	Juris. Factor:	Before Depr:	216.58	LUC Factor: 1.00	Depreciation: 120987	Final Total: 529500	Val/Su Net: 142.26	Final Total: 529500	Val/Su SzAd: 256.04															
Insulation: 3 - Typical	Int vs Ext: S	Other Features: 101500		Depreciated Total: 529482																									
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Grade Factor: 1.00																											
# Heat Sys: 2	% Heated: 100	NBHD Inf: 1.00000000																											
% AC: NO	Solar HW: NO	NBHD Mod:																											
% Sprinkled: NO	% Com Wal	LUC Factor: 1.00																											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 007.0-0005-0005.0												IMAGE								
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1 25X20	A	AV	1920		20.00	T	40	104			6,000		6,000												
More: N				Total Yard Items: 6,000				Total Special Features:								Total: 6,000													